

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0139 – 1903 Keilbar

Z.A.P. DATE: January 15, 2019
January 29, 2019

ADDRESS: 1903 Keilbar Lane

DISTRICT AREA: 5

OWNER / APPLICANT: 1905 Keilbar, LLC (Michael Winningham)

ZONING FROM: DR **TO:** SF-6 **AREA:** 0.474 acres (20,647 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 15, 2019: *APPROVED A POSTPONEMENT REQUEST BY AN ADJACENT NEIGHBOR TO JANUARY 29, 2019*

[S. LAVANI; J. DUNCAN – 2ND] (10-0) N. BARRERA-RAMIREZ – ABSENT

January 29, 2019: *APPROVED SF-6 DISTRICT ZONING, AS STAFF RECOMMENDED*

[S. LAVANI; N. BARRERA-RAMIREZ – 2ND] (11-0)

ISSUES:

The Applicant has discussed the proposed development plans with the adjacent neighbor.

DEPARTMENT COMMENTS:

The subject lot is situated near the corner of Manchaca Road and Keilbar Lane, which is south of Matthews Lane, and zoned development reserve (DR). Primary access to the lot is from Keilbar Lane, a local street. There are single family residences and manufactured homes to the north and east (SF-3; DR), detached condominiums to the south (MF-2-CO), and single family residences across Manchaca Road to the west (SF-2; SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district and build up to seven condominium units. The adjacent lot at the corner of Manchaca Road / Keilbar Lane was recently approved for SF-6 zoning, and the Applicant intends to develop up to 14 condominium units across both lots (a combined 0.947 acres). Access would be taken from Keilbar Lane.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the residences adjacent to the east and promotes a single-family character; 2) it will allow for clustering of units given moderate tree coverage across both lots; and 3) it facilitates infill development in a manner that can promote detached housing units, and common open spaces, which in turn creates a wider variety of housing options.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One manufactured home residence
<i>North</i>	SF-3; DR; LO-CO	Single family residences; Manufactured homes; Apartment; Offices; Religious assembly / Private primary educational facility
<i>South</i>	MF-2-CO	32 unit detached condominiums on 7.4 acres (known as Stinson Oaks)
<i>East</i>	DR	Manufactured homes and single family homes
<i>West</i>	SF-2; SF-3	Single family residences

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 943 – Save Our Springs Alliance
 1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
 1424 – Preservation Austin
 1429 – Go!Austin/Vamos!Austin (GAVA) – 78745
 1443 – Shiloh Oaks Neighborhood Association 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance
 1550 – Homeless Neighborhood Association 1559 – Palomino Park HOA
 1578 – South Park Neighbors 1596 – TNR BCP – Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0089 – 1905 Keilbar	DR to SF-6	To Grant	Apvd (11-1-2018).
C14-2013-0037 – 7509 Manchaca Office Park – 78509 Manchaca Rd	W/LO-CO to LO	To Grant LO-CO w/CO for 2,000 trips/day	Apvd LO-CO as Commission recommended (6-6- 2013).
C14-2012-0066 – Stinson & Ramsey – 7709 and 7731 Manchaca Rd	DR to MF-2	To Grant MF-2-CO w/CO limited to 17 u.p.a.	Apvd as Commission recommended (9-27- 2012).
C14-2010-0165 – Milestone Manchaca – 7337 Manchaca Rd	DR to MF-2	To Grant MF-2-CO with CO limiting density to MF-1	Apvd MF-2-CO as Commission recommended (12-9- 2010).
C14-06-0096 – Legacy Oaks Christian School – 7915 Manchaca Rd	DR; SF-2; SF-3 to GO-CO	To Grant GO-CO with CO limiting building height to 45’; prohibiting club or lodge; family home; group homes (all types); medical offices (all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; prohibits access to Baxter Springs Rd.; and 4) 2,000 vehicle trips/day limit.	Apvd GO-CO as Commission recommended (7-27- 2006).
C14-98-0025 – Manchaca Road Zoning – 7509 Manchaca Rd	DR; SF-3 to LO; W/LO	To Grant LO-CO for Tracts 1 & 2; W/LO for Tract 3, with CO limiting vehicle trips to 2,000, and signage limited to an informational sign located on a berm not to exceed a height of 10’	Apvd as Commission recommended (6-25- 1998).

RELATED CASES:

The property was annexed into the City limits in November 1984 (C7a-83-017 A, Ord. 841115-L). The property is platted as Lot 2, Block B, Max Keilbar Subdivision Section One recorded in March 1970 (C8-70-036). Please refer to Exhibit B.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Manchaca Road	125 feet	90 feet	MAD 6	Yes	Yes	Yes
Keilbar Lane	50 feet	20 feet	Local	No	No	Yes

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Manchaca Road.

FYI – Manchaca Road (FM 2304) is owned and operated by Texas Department of Transportation.

CITY COUNCIL DATE: February 7, 2019

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure.

2. Zoning should allow for reasonable use of the property.

3. Zoning changes should promote compatibility with adjacent and nearby land uses.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the residences adjacent to the east and promotes a single-family character; 2) it will allow for clustering of units given moderate tree coverage across both lots; and 3) it facilitates infill development in a manner that can promote detached housing units, and common open spaces, which in turn creates a wider variety of housing options.

EXISTING CONDITIONS**Site Characteristics**

The lot contains a manufactured home, is relatively flat and contains several trees.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Comprehensive Planning

This rezoning case is located on the south of Keilbar Lane, which terminates in a cul-de-sac. This property is approximately 0.47 acres in size, and contains a manufactured home that would be demolished. The site is not located within the boundaries of neighborhood planning area. Surrounding land uses includes single family housing, a private Christian school, two small office buildings, and a restaurant to the north; to the south is single family housing and undeveloped land; to the west across Manchaca Road is single family housing; and to the

east is single family housing and undeveloped land. The proposed use is a seven unit condominium project.

Connectivity

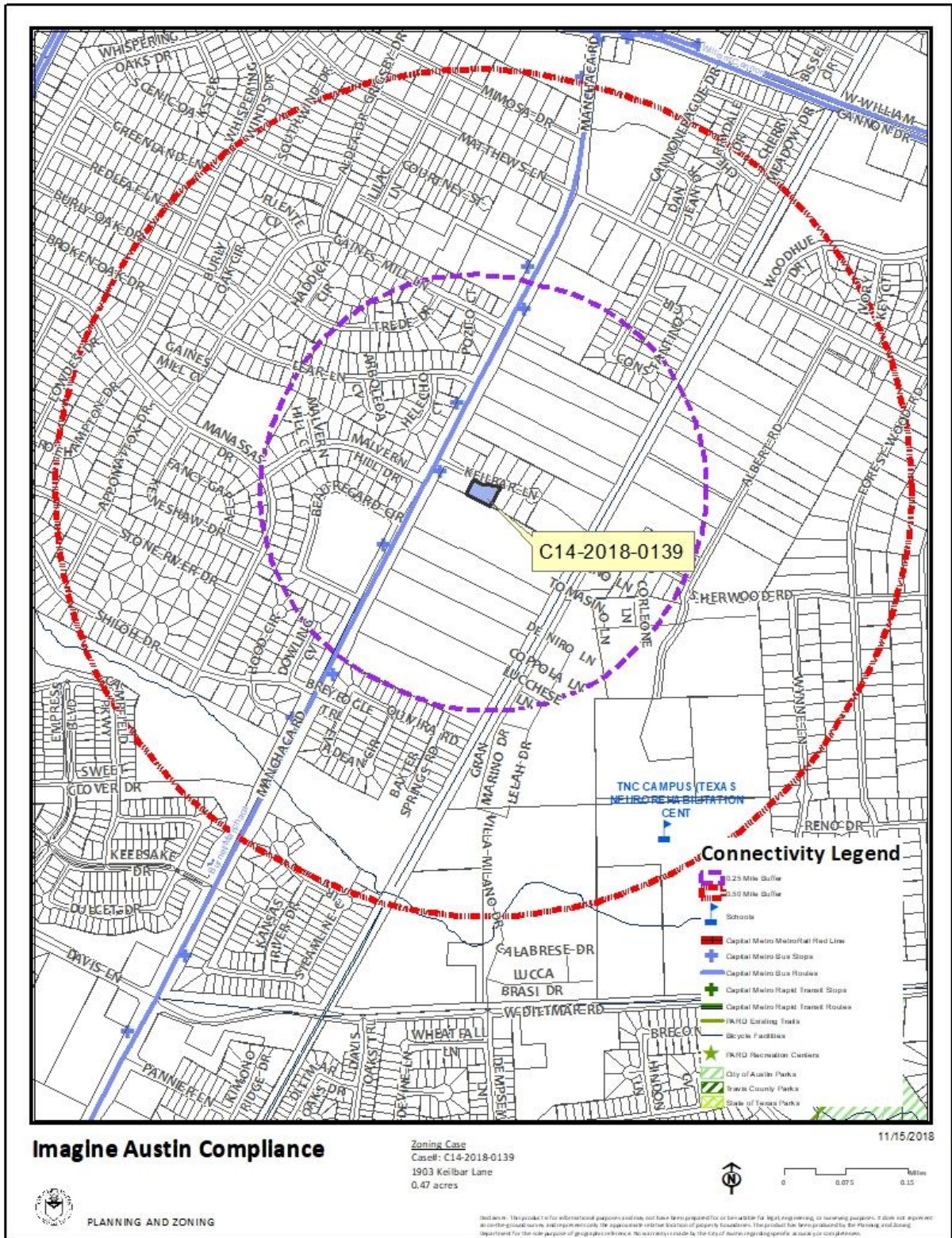
The Walkscore for this area is 30/100, Car Dependent, meaning most errands require a car. Public sidewalks and bike lanes are located on both sides of Manchaca Road but there are no public sidewalks or bike lanes located along Keilbar Lane. A Cap Metro Transit stop is located approximately 200 ft. away on Manchaca Rd. There are no existing urban trails within a quarter mile of this site.

Imagine Austin

The property is not located by an existing Activity Center or Activity Corridor. The following policies apply to this request:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on nearby residential uses in the area, providing more infill housing, and existing mobility options in the area (public sidewalks, a transit stop, and bike lanes), this project appears to support the policies of the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which are classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetland

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan and Compatibility Standards

All single-family development will be reviewed for compliance with Chapter 25-2 of the Land Development code, the 2012 International Residential Code, and Chapter 25-12 Technical Amendments by the Residential Building Review Division.

Since this proposed zoning is SF-6, any development on it will be subject to compatibility standards at the time of site plan review for any portion of the site within 540 feet of property zoned with a more restrictive zoning. Any adjacent property which triggers compatibility requirements will require setback and height requirements.

The site is subject to residential compatibility standards along the north and east property lines:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the eastern property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when a site plan is submitted.

Transportation

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

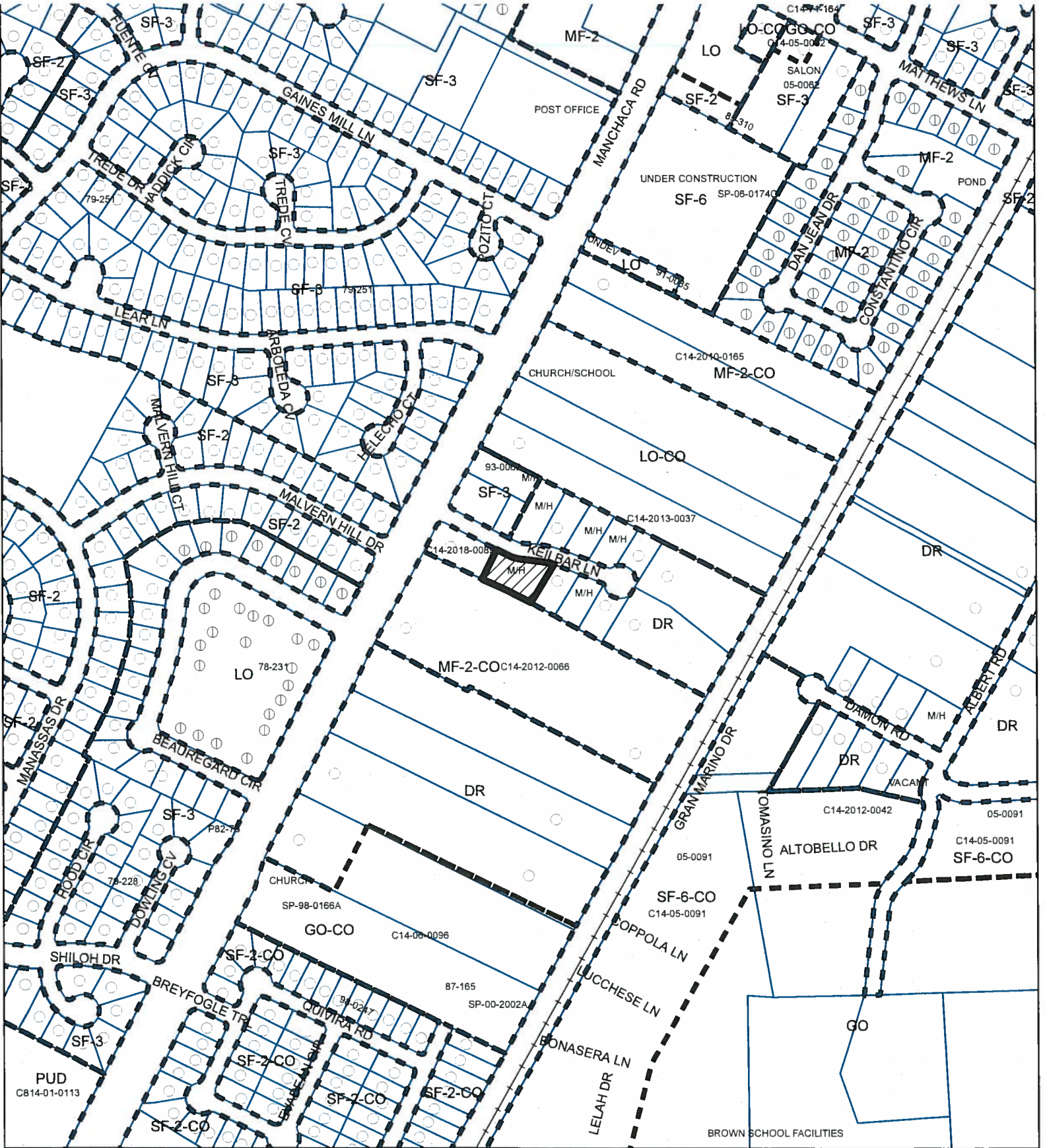
Keilbar Lane requires 56 feet of right-of-way in accordance with the TCM. 28 feet of right-of-way should be dedicated from the centerline of Keilbar Lane in accordance with the TCM at the time of the subdivision and/or site plan application, whichever comes first [LDC 25-6-55; TCM, Tables 1-7, 1-12].




A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113].

FYI – sidewalk shall be constructed along all adjacent public right-of-way at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2018-0139

EXHIBIT A

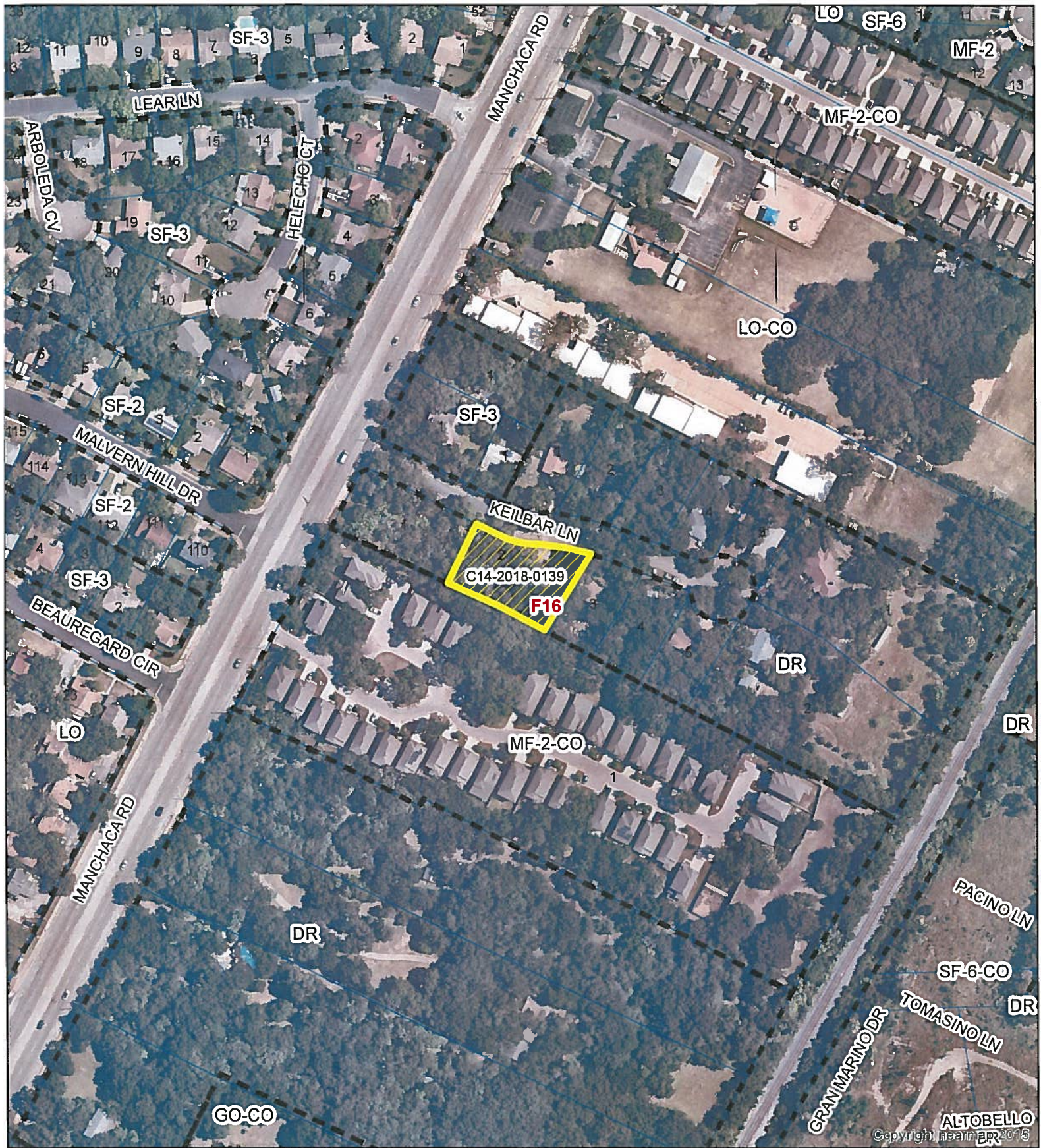


1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

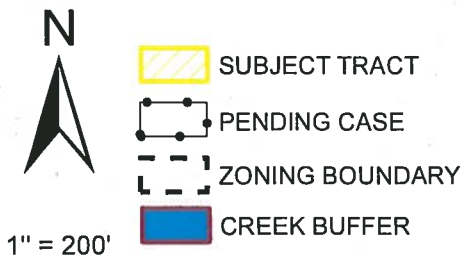
Created: 11/9/2018



1903 KEILBAR SF-6

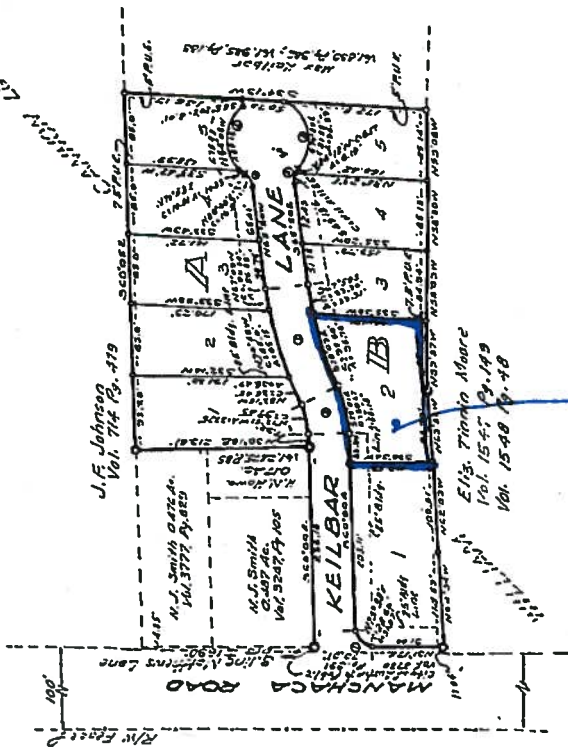
ZONING CASE#: C14-2018-0139
 LOCATION: 1903 KEILBAR LANE
 SUBJECT AREA: 0.474 ACRES
 GRID: F18
 MANAGER: WENDY RHOADES

Exhibit A-1



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

MAX KEILBAR SUBDIVISION
SECTION ONE



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LEGEND:

0 - Iron Red
0 - Iron Red

REZONING AREA

SCALE: 1"=100'

EASEMENTS: a strip of land (easement) fed in width on either side of all lots in this subdivision is hereby dedicated for public utilities.

SURVEYED JULY 1970

By: *Claude F. Bush, Jr.*
CLAUDE F. BUSH, JR.
Rep. Public Surveyor #202

CA-70-036

EXHIBIT B
RECORDED PLAT

THE STATE OF TEXAS

[illegible]

A.D. 1929
 Max Heilger
 MAX HEILGER

THE STATE OF TEXAS

On or about the underdeveloped authority, on this day personally
 appeared Michael Miller, a singleman, known to me to be the person
 whose name is substituted in the foregoing instrument, and he
 acknowledged to me that he executed the same as his own and that
 for the purposes and consideration therein expressed.
 WITNESS MY HAND AND SEAL OF OFFICE this 28th day of
 July, A.D. 1970.

July, AD 1970.

APPROVED FOR ACCEPTANCE. 9 March, 1977

Richard Lillie
Richard L. Lillie, Director

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION
City of Austin, Texas, 9 March, 1971

M. Underwood
Secretary West.

NOTE:

NOTE: Each house constructed in this subdivision shall be connected to a public line with a capacity of not less than 750 gallons and with a drain field of not less than 3000 ft., and shall be installed in accordance with the regulations of the City-County Health Officer and shall be inspected and approved by said officer.

This restriction is enforceable by the City of Austin - Travis County, Health Unit under the subdivision.

an alien investor fund in which along the new and old and new investor is being dedicated the public solidarity.

[illegible]

THE STATE OF TEXAS

[illegible]

or: Larry P. Harris
Dandy

FILED FOR PROBATION 2-45
 NEW YORK COUNTY COURT, NEW YORK
 at Frederick L. Jackson

THE STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF DALLAS
I, James P. McLaughlin, Clerk of said County, do hereby certify that the within and foregoing instrument of writing with its accompanying exhibits, duly acknowledged by the parties thereto, was filed for record in my office on the 23 day of March A.D. 1908 at 3:15 o'clock P.M. and duly recorded on the 23 day of March A.D. 1908 at 3:50 o'clock P.M.

Book 53, Sheet 53
Witness my hand and the seal of said County, Dallas County, Texas
this 24 day of March A.D. 1908.



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2018-0139

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: January 15, 2019, Zoning and Platting Commission
February 7, 2019, City Council

MAURICE BARBER
Your Name (please print)

7709 MANUEL APT UNIT 2 AUSTIN TX 78745
Your address(es) affected by this application

M Barber

Signature

Daytime Telephone: 706 6547466

Date

1/13/19

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2018-0139

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: January 15, 2019, Zoning and Platting Commission
February 7, 2019, City Council

TERRA BARBER

Your Name (please print)

7709 MANLITA RD UNIT 2 AUSTIN, TX 78745

Your address(es) affected by this application

[Signature]

Signature

1/13/19

Date

Daytime Telephone: 469 713 9209

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Rhoades, Wendy

From: Ben Hulan <benhulan@gmail.com>
Sent: Tuesday, January 29, 2019 3:35 PM
To: Michael Winningham
Cc: Rhoades, Wendy
Subject: Re: Keilbar Update w Wendy Rhoades
Attachments: Google_Map_Keilbar_Manchaca.png; CRIS_Query_results.png; CRIS_Query_expand_to_1_mile.png

Thanks for the note Michael.

Hi Wendy,

I like Michael's ideas for development, both for his eco-friendly values and his aesthetic, and I believe developing Keilbar will improve our neighborhood and its value, overall. I am not opposed to development in general, and I am not interested in putting up a fight just because the development in question is in my backyard. Rather, my only goal is to offer relevant information about the area as a resident and daily commuter which I believe the planning commission needs to consider before making this decision.

Furthermore, and unfortunately, I believe SF-6 is simply the wrong zoning designation for 1903 Keilbar (and may have been granted mistakenly for 1905 Keilbar) because an SF-6 district designation by definition ["may be applied to a use in an area with large lots that have access to streets other than minor residential streets."](#) I am not an expert in our code of ordinances, but I am quite certain that Keilbar is a minor residential street, and Michael informed me the city would not allow access from Manchaca Rd, because it is less than 200 feet from the entrance to 7709.

My concerns about the increase in traffic attempting to turn there are non-frivolous. According to the [CRIS Query system](#), there have been 12 collisions in the tiny stretch of Manchaca Rd in question since my development was built in 2014, which is also a school flag zone. For comparison sake, if you expand the search to include the 1 mile linear stretch between Matthews and Dittmar, there have been only 5 additional accidents. In other words, out of 17 collisions in 1 mile of road over 4.5 years, over 70% have taken place within about 100 yards of the proposed development, on a road where cars typically travel at speeds over 45 miles per hour.

Within the past few months there was an incident at the entrance to our property involving three cars one morning, while another wreck in the middle of the night in early February, 2018 sent a car through the bus stop and onto the 1905 Keilbar property, launching debris of steel bars through my fence into my backyard and even past my unit, through the roof of my neighbor's unit and into his kitchen.

The problem is that south-bound traffic turning into my sub-division needs to use the same 100-foot stretch of the turning lane as north-bound traffic turning onto Malvern Hill Drive. Adding southbound cars to make a left-turn on Keilbar, which is only about 200 feet from the Stinson Oaks entrance will take an already dangerous traffic situation and make it even more "Frogger"-like. (Incidentally, I do not think adding a standard traffic light is the best solution, but it sounds like I need to take my ideas to Tx Dot.)

In short, I really like Michael, I believe his interests are consistent with our city's and I sincerely want his investment to be successful and profitable. But unless we can work together to solve the traffic problem, I must oppose his current plan to add more than a dozen residences on a roughly 1-acre double lot which I believe

should be zoned for far fewer. (I realize we're currently only talking about half of that development with C14-2018-0139.)

See you soon,
-Ben

On Wed, Jan 23, 2019 at 10:51 AM Michael Winningham <michael@rubyannedesigns.com> wrote:
Hello Ben,

I was able to talk to Wendy last week about our concerns for the Keilbar project regarding traffic. Regarding 25-2-61, she said it does not apply to SF-6 zoned properties and would not apply to our project. She did not go into much more detail than that though she did take a look at it. She is copied on this email should you like to ask add'l questions.

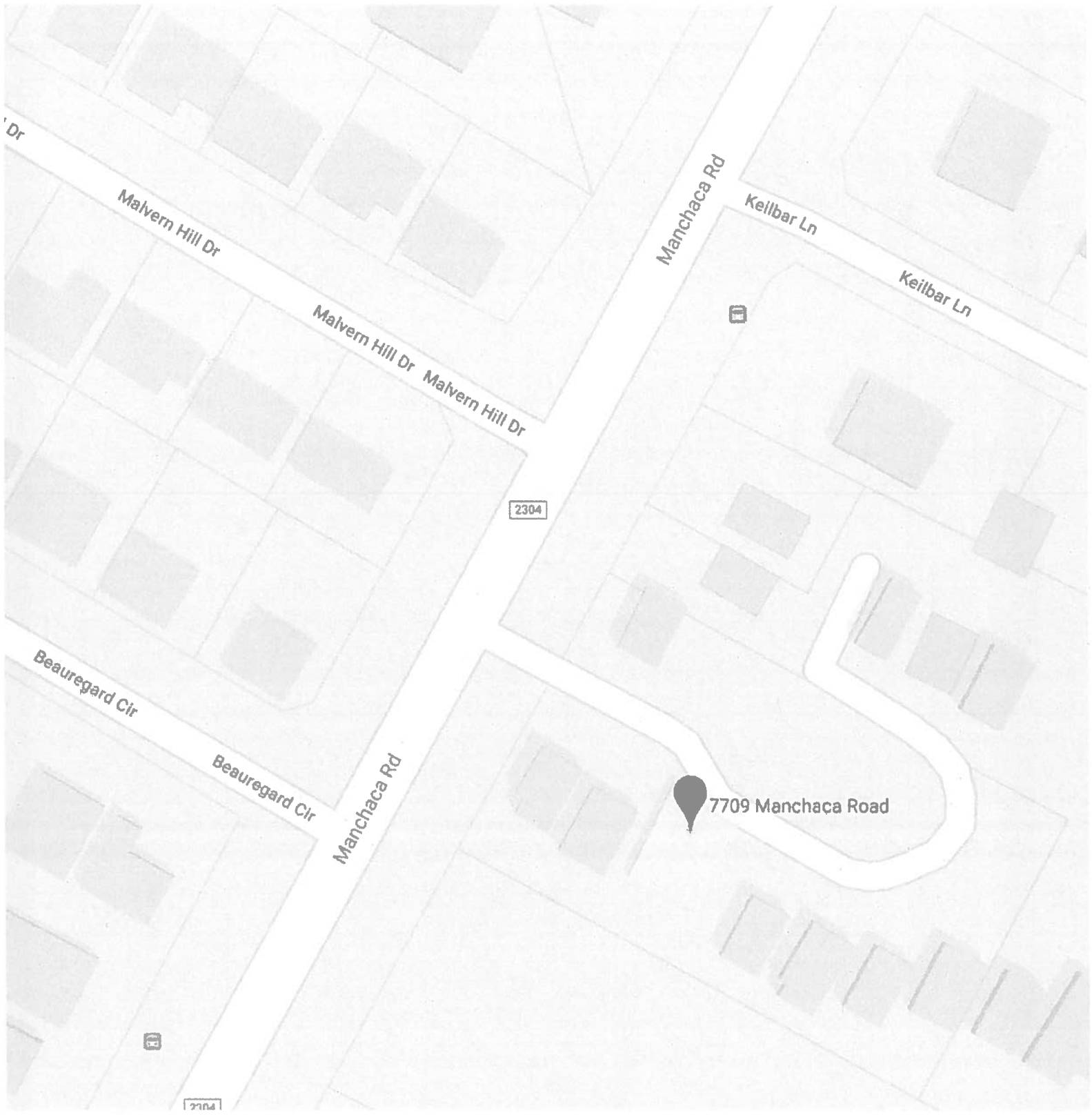
Also, I did indicate there was concern over add'l traffic off of Manchaca. She said that TX Dot would be the one who would decide if a light could ever be installed. She also indicated that in her experience they would not allow a light to be installed without significant time, energy and proof of peril. Even still, she thinks we would be unsuccessful in getting them to install the light.

Lastly, Wendy mentioned that there would be certain off-site transportation improvements and mitigations involved with our development. It is hard to say what these recommendations will be, but the transportation department will assign them to us once we have a Site Plan we want to submit. I can try to dig up more information regarding this direction if you would like?

thank you, let me know your thoughts.



Michael Winningham
rubyannedesigns.com
+1 (512) 567 2638



Results Summary

Your results have been retrieved successfully. The tabs above can be used to see different views of the returned results

All crash data available using this tool represents reportable data collected from Texas Peace Officer's Crash Reports (CR-3) received and processed by the Texas Department of Transportation (Department) as of 01/29/2019. The Department makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the information provided as a result of your query. Any opinions and conclusions resulting from analysis performed on the crash data must be represented as your own and not those of the State of Texas or the Department.

Query Result Counts

Your query returned a total of **12 Crashes** containing **20 Units** and **31 Persons**.

Query Search Area



Defined Search Coordinates

Latitude: 30.197, Longitude: -97.809

Latitude: 30.197, Longitude: -97.809

Latitude: 30.193, Longitude: -97.811

Latitude: 30.194, Longitude: -97.812

Latitude: 30.196, Longitude: -97.811

Query Filters

Crash Year Is In 2014 or 2015 or 2016 or 2017 or 2018 or 2019

Results Summary

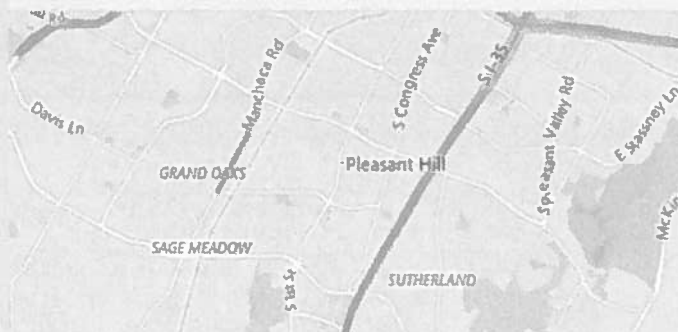
Your results have been retrieved successfully. The tabs above can be used to see different views of the returned results

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Query Result Counts

Your query returned a total of **17 Crashes** containing **33 Units** and **46 Persons**.

Query Search Area



Defined Search Coordinates

Latitude: 30.200, Longitude: -97.807

Latitude: 30.186, Longitude: -97.816

Buffer: 500 ft

Query Filters

Crash Year Is In 2014 or 2015 or 2016 or 2017 or 2018 or 2019